PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41781
Dav. Co. File: Box 8

Instr:200007190071291 Page: 1 OF 2
REC'D FOR REC 07/19/2000 11:58:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $640.10

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Ann Ledsinger 3380 Hillsboro Pike Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-7-H-32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 173,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **M. Terry Burkhalter and spouse, Peggy C. Burkhalter,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Ann Ledsinger,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3380 of Roderick Square, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 928, Register's Office for said County, to which source reference is hereby made for more complete details or description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to M. Terry Burkhalter and wife, Peggy C. Burkhalter by deed from Mary W. Myers, A Widow of record in Book 11754,Page 899, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 928, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6867, Page 385, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters

This is improved property, known as: 3380 Hillsboro Pike, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of July, 2000.

M. Terry Burkhalter

Peggy C. Burkhalter

State of Tennessee
County of Davidson

On this 18th day of July, 2000, before me the undersigned authority, personally appeared **M. Terry Burkhalter** and **Peggy C. Burkhalter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 173,000.00

Mary Ann Ledsinger
Affiant

Sworn and subscribed before me on the 18th day of July, 2000.

My Commission Expires: 5/30/04

Notary Public

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN